



REZONING APPLICATION ANALYSIS

ZONING CASE #: Z2013-24

LEGISTAR #: 20130927

PROPERTY OWNERS: Walton Meeting Park, LLC
Attn: Diana Miller
2181 New Market Parkway
Marietta, GA 30067

APPLICANT: J W Homes, LLC
d/b/a John Wieland Homes & Neighborhoods
Attn: Bryan Musolf
4125 Atlanta Road
Smyrna, GA 30080

PROPERTY ADDRESS: 66, 72 and 109 Waddell Street

PARCEL DESCRIPTION: Land Lots 12310 and 12320, District 16
Parcels 1010, 1020, and 0140

AREA: 0.33 acs. **COUNCIL WARD:** 5

EXISTING ZONING: CRC (Community Retail Commercial)

REQUEST: MXD (Mixed Use Development)

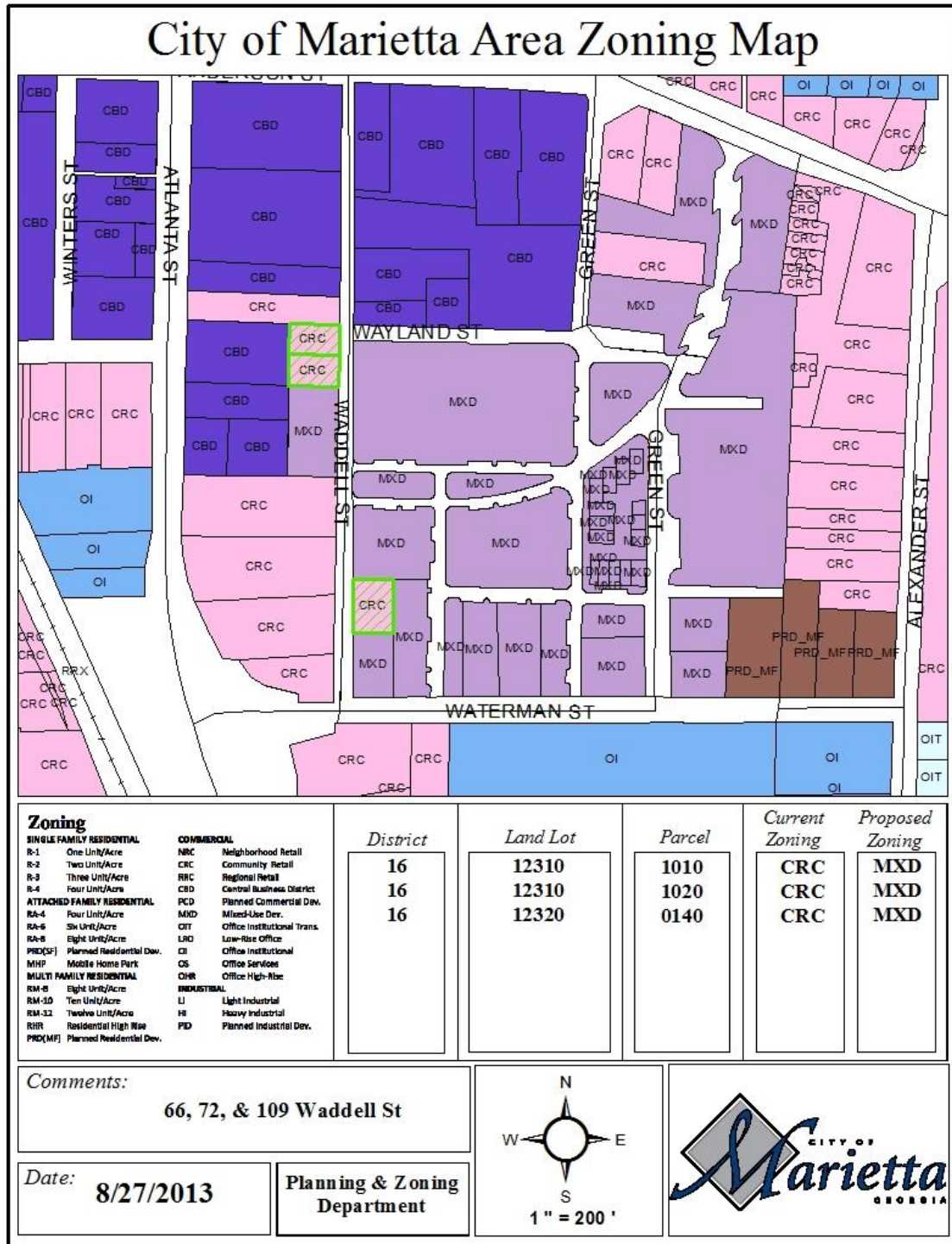
FUTURE LAND USE: CBD (Central Business District)

REASON FOR REQUEST: The applicant is requesting the rezoning of these three parcels so they may be integrated in the overall plans for the residential portion of the Meeting Park development.

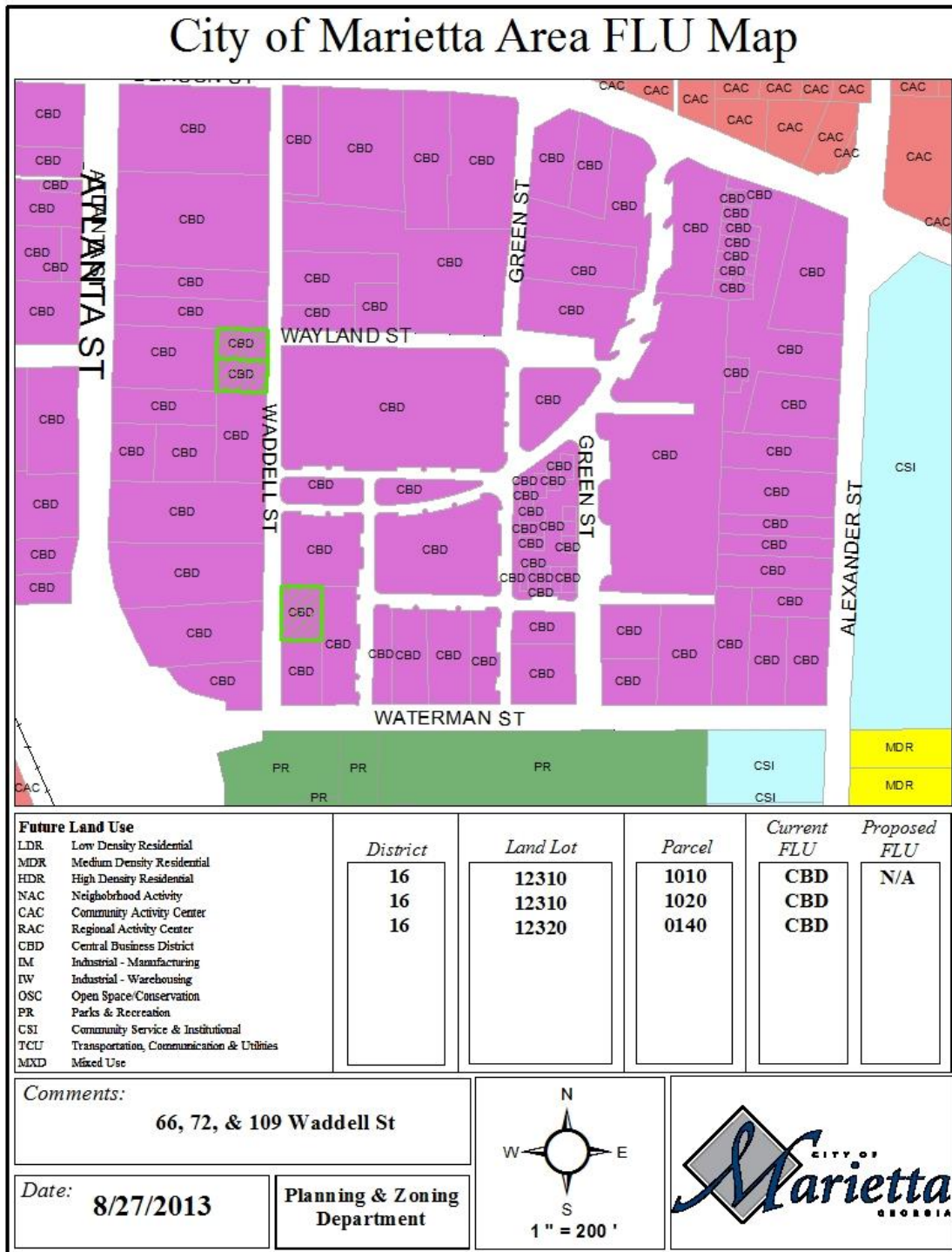
PLANNING COMMISSION HEARING: Tuesday, October 1, 2013 – 6:00 p.m.

CITY COUNCIL HEARING: Wednesday, October 9, 2013 – 7:00 p.m.

MAP



FLU MAP



PICTURES OF PROPERTY



66 Waddell Street



72 Waddell St



109 Waddell St

STAFF ANALYSIS

Location Compatibility

JW Homes, LLC is requesting the rezoning of three parcels located on Waddell Street from CRC (Community Retail Commercial) to MXD (Mixed Use Development) so they may be developed as part of the Meeting Park project. Two of these parcels, 66 and 72 Waddell Street, are located on the west side of Waddell Street, while 109 Waddell Street is located on the east side. All three parcels are vacant.

These three parcels were not acquired by the original developer and, thus, were not included in the rezoning that occurred for the rest of the Meeting Park development in 2005. The original proposal for Meeting Park included the construction of over three hundred (300) townhome and condominium units with ground floor office and retail space. The current proposal by John Wieland Homes includes the construction of 111 new single family attached and detached units, with an acre along Roswell Street intended for eventual commercial development. According to the detailed plan on the September 11, 2013 City Council agenda, the parcel at 109 Waddell Street is planned for single family detached homes while the parcels on the west side of Waddell Street are being proposed for an amenity area.

Note: The MXD zoning requires a Detailed Plan to be submitted for approval. The lot on the eastern side of Waddell (109 Waddell Street) has a Detailed Plan which is ready to be approved (subject to this rezoning), however the lots on western side of Waddell (66 and 72 Waddell Street) do not yet have a plan.

Use Potential and Impacts

The proposed use of the three subject properties as single family residences and an amenity area under the proposed MXD zoning would be considered less intense than what would be permitted under the current CRC zoning. The current plan for the entire Meeting Park development is also less intense than the original proposal. As a result, there should be no negative impacts on the adjacent properties.

The City's Comprehensive Plan has designated the future land use (FLU) of these, and all the parcels associated with the Meeting Park development, as CBD (Central Business District). An FLU of CBD encourages residential uses in the downtown area, but only if complimentary to the commercial and civic uses. The Comprehensive Plan states that "*new residential uses should be located above the ground level floor so that it would not distract from and compete with street activity.*" This statement indicates that any mixed uses proposed in this FLU category should be vertical, not horizontal in nature. Despite this, the proposed MXD zoning district is compatible with a CBD future land use.

Environmental Impacts

There is no indication that these properties contain any endangered species, floodplain, wetlands, or streams.

Economic Functionality

None of these three parcels meet the minimum lot size of 20,000 square feet for the CRC zoning district. Unless combined with other neighboring parcels, these parcels cannot be built upon, rendering them economically useless except for open space. As a result, these properties are not appropriately zoned.

Infrastructure

The residential redevelopment of these lots as part of the overall Meeting Park development will place additional demand on public infrastructure. However, because of its proximity to the urban core, much of the affected infrastructure, such as water, sewer, fire services, etc., are already in place. The inclusion of these additional lots should not adversely impact the ability of the City to continue providing quality infrastructure services.

History of Property

There is no indication of any history of rezonings, variances, or special land uses for these three parcels.

Other Issues

Most of the Meeting Park development is located within the Commercial Corridor Design Overlay District. However, the Overlay is not intended for - and would be difficult to apply to - single family detached residences.



ANALYSIS & CONCLUSION

JW Homes, LLC (John Wieland Homes) is requesting the rezoning of 66, 72, and 109 Waddell Street from CRC to MXD so they may be developed as part of the Meeting Park project. Two of these parcels, 66 and 72 Waddell Street, are located on the west side of Waddell Street, while 109 Waddell Street is located on the east side. All three parcels are vacant.

These three parcels were not acquired by the original developer and, thus, were not included in the rezoning for Meeting Park in 2005. The original proposal for Meeting Park included the construction of over three hundred (300) townhome and condominium units with ground floor office and retail space. The current proposal by JW Homes includes the construction of 111 new single family attached and detached units, with an acre along Roswell Street intended for eventual commercial development. According to the detailed plan on the September 11, 2013 City Council agenda, the parcel at 109 Waddell Street is planned for single family detached homes while the parcels on the west side of Waddell Street are being proposed for an amenity area.

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The proposed use of the three subject properties as single family residences and an amenity area under the proposed MXD zoning would be considered less intense than what would be permitted under the current CRC zoning or the previously approved Meeting Park plan. As a result, there should be no negative impacts on the adjacent properties.

The City's Comprehensive Plan has designated the future land of these parcels as CBD, which encourages residential uses in the downtown area if complimentary to the commercial and civic uses. As a result, the proposed MXD zoning district is compatible with a CBD future land use.

Prepared by: _____

Approved by: _____



CITY OF MARIETTA - WATER

Is a water line adjacent to the property?	Yes
If not, how far is the closest water line?	---
Size of the water line?	8"
Capacity of the water line?	Variable based on condition of main
Approximate water usage by proposed use?	44,400 gpd

CITY OF MARIETTA - SEWER

Is a sewer line adjacent to the property?	Yes
If not, how far is the closest sewer line?	---
Size of the sewer line?	8"
Capacity of the sewer line?	Variable
Estimated waste generated by proposed development?	A.D.F Peak 44,400 gpd
Treatment Plant Name?	R.L. Sutton
Treatment Plant Capacity?	R. L. Sutton – 40 mgd
Future Plant Availability?	R.L. Sutton



DRAINAGE AND ENVIRONMENTAL CONCERNS

Public Works and Engineer requires no review of Z2013-24, Meeting Park.

EMERGENCY SERVICES

Nearest city or county fire station from the development?	<u>Marietta Fire Station 51</u>
Distance of the nearest station?	<u>0.3 miles</u>
Most likely station for 1 st response?	<u>Marietta Fire Station 51</u>
Service burdens at the nearest city fire station (under, at, or above capacity)?	<u>None</u>
Comments:	<u>Comply with state and local codes</u>

MARIETTA POWER – ELECTRICAL

Does Marietta Power serve this site? Yes X No

If not, can this site be served? Yes No

What special conditions would be involved in serving this site?

Additional comments:



MARIETTA CITY SCHOOLS

Marietta City Schools Impact Assessment: AL BURRUSS

Elementary School Zone Servicing Development:

Grades six (6) through twelve (12) will be serviced by:

- Marietta Sixth Grade Academy
- Marietta Middle School
- Marietta High School

Current Capacity at Servicing Elementary School: 500-600

Current Capacity at Marietta Sixth Grade Academy: 800-900

Current Capacity at Marietta Middle School: 1300-1400

Current Capacity at Marietta High School: 2500-2600

Current Enrollment at Servicing Elementary School: 473

Current Enrollment at:

- Marietta Sixth Grade Academy: 661
- Marietta Middle School: 1272
- Marietta High School: 2122

Number of students generated by present development: 189

Number of students projected from proposed development at: Total 78

- Elementary level: 36
- Sixth Grade level: 6
- Middle School 7th & 8th Grade level: 12
- High School level: 24

New School(s) planned that might serve this area: None

Comments: Meeting Park Subdivision